

ENF

**Environmental
Notification Form**

For Office Use Only
Executive Office of Environmental Affairs
EOEA No.: 13403
MEPA Analyst: Bill Gage
Phone: 617-626-1025

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Upland Woods Redevelopment		
Street: Route 1A/Upland Road		
Municipality: Norwood	Watershed: Boston Harbor, Neponset	
Universal Transverse Mercator Coordinates: 46 75 103 N, 3 18 127 E	Latitude: 42° 12' 32" N	Longitude: 71° 12' 11" W
Estimated commencement date: 01/01/05	Estimated completion date: 07/01/05	
Approximate cost: \$9,000,000	Status of project design: 35%	
Proponent: CFRI/CQ Norwood Upland, LLC		
Street: One Campanelli Drive, P.O. Box 850985		
Municipality: Braintree	State: MA	Zip Code: 02185-0985
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Scott W. Schilt, AICP		
Firm/Agency: Vanasse Hangen Brustlin, Inc.	Street: 101 Walnut Avenue, P.O. Box 9151	
Municipality: Watertown	State: MA	Zip Code: 02471-9151
Phone: (617) 924-1770	Fax: (617) 924-2286	E-mail: sschilt@vhb.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. 3035) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301 CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): NA

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: Major Project Special Permit from the Planning Board (underway for Phase One, to be approved on November 22, 2004); Notice of Intent from the Conservation Commission; U.S. EPA NPDES General Permit for Stormwater Discharge from Construction.

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input checked="" type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input type="checkbox"/> 401 Water Quality Certification <input checked="" type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input checked="" type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	131.16 ac.			
New acres of land altered		+ 13.5 ac.		
Acres of impervious area	26.22 ac.	+15.64 ac. (+4.00 ac.) ¹	41.86 ac. (16.76 ac.)	
Square feet of new bordering vegetated wetlands alteration		NA		
Square feet of new other wetland alteration		NA		
Acres of new non-water dependent use of tidelands or waterways		NA		
STRUCTURES				
Gross square footage	457,788 sf (222,163 sf)	+220,000 sf (+0 sf)	677,788 sf (222,163 sf)	
Number of housing units	NA	NA	NA	
Maximum height (in feet)	60 ft.	+0 ft.	60ft.	
TRANSPORTATION				
Vehicle trips per day	1,557 trips	+4,463trips (2,922 trips)	5,651 trips (4,479 trips)	
Parking spaces	1,578 spaces	+1,121 spaces (+780 spaces)	2,699 spaces (1,621 spaces)	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	73,468 gpd ²	+40,150 gpd ³ (+22,000 gpd)	113,618 gpd (22,000 gpd)	
GPD water withdrawal	0	0	0	
GPD wastewater generation/treatment	44,081 gpd ²	+36,500 gpd ⁴ (+20,000 gpd)	80,581 gpd (20,000 gpd)	
Length of water/sewer mains (in miles)	1.14 miles	+0.412 miles (+0 miles)	1.55 miles (0 miles)	

¹ Figures in parentheses in this table indicate Phase 1 conditions only.

² Existing water use and wastewater generation figures based on actual use.

³ Additional water use calculated as 1.1 times the amount of wastewater generation, per industry standards.

⁴ Additional wastewater generation based on Phase 1: 10 gallons per person per day for 2,000 people at school without cafeteria, gymnasium, or showers. Phase 2: Assumes office space use of 75gpd/1000sf for worst case scenario planning.

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

The Upland Woods Business Park is approximately 131 acres comprised of the former site of the Polaroid Corporation manufacturing facility located on Upland Road/Route 1A in Norwood, Massachusetts. Figure 1 shows the project site on a USGS topographic map. The site is generally bounded to the northeast by the Putnam Investments office complex, to the southwest by Upland Road/Route 1A, to the southeast and southwest by residential uses, and to the northwest by undeveloped property in the Town of Westwood. Presently the site consists of two main buildings used for light industrial/manufacturing (Building 100 is approximately 235,625 square feet, and Building 200 is approximately 222,163 square feet), several small outbuildings primarily used for storage and utilities, and approximately 1,578 parking spaces. Building 100 is approximately 80 percent occupied, and Building 200 has been approximately 80 percent vacant for about one-year. Figure 2 depicts the existing site conditions.

The full build-out of the proposed Project consists of two phases, which divides the site into five separate lots. Figure 3 shows the proposed plan for the Upland Woods redevelopment. Lots 1 and 2 house Building 200 and approximately 1,620 parking spaces, including 780 new spaces. Lot 3 will be comprised of Building 100 and approximately 725 parking spaces (330 new). Lot 4 currently consists of approximately 340 parking spaces, which will be redeveloped for an approximately 100,000 square foot light industrial/ manufacturing facility and 144 parking spaces. Lot 5, which is currently undeveloped, is proposed for a new 120,000 square foot light manufacturing facility and 209 parking spaces.

Phase One of the project will consist only of the reuse of Building 200 to house a new Universal Technical Institute (UTI) for automotive technician training and the construction of 780 new parking

spaces on Lots 1 and 2. The second phase of development will include construction of the additional parking on Lot 3, and the development of new buildings and the addition of 353 parking spaces.

Phase One of the Project will reuse approximately 172,788 square feet of Building 200 at the westerly end of the site to accommodate the UTI facility. UTI is projected to have an enrollment of approximately 2,000 students and staff members. Students are expected to attend classes over two shifts: the morning session begins at 6:30 AM and ends at 1:15 PM; and, the afternoon session begins at 1:50 PM and ends at 8:45 PM. Therefore, very little traffic associated with UTI enters or exits the facility during the typical peak commuter hours. Approximately 780 additional parking spaces will be provided to accommodate the expected parking demand for students, faculty, and site employees. Route 1A (Upland Road) is a State Highway adjacent to the project site, and access to site is via an existing driveway to the Upland Woods complex. This driveway was permitted, along with a driveway to the adjacent Putnam property to the north on Route 1A, as part of the previous MassHighway permitting for the Putnam project in 1998.

Because Phase One of the proposed Project reuses an existing site, it will have minimal impacts to the environment as described in this Expanded ENF. While the Project in its entirety will exceed two EIR thresholds in Land and Transportation, Phase One of the Project does not exceed any mandatory EIR levels.

The Proponent will commit to completion of an EIR for the full Project in the near future, including further study of alternatives and identified mitigation measures. The Proponent has made a commitment to implement mitigation measures contingent on all approvals and permits being granted to construct such improvements, and ultimately making the decision to proceed with the construction and occupancy of the proposed Project. Potential transportation system improvements necessary to address existing deficiencies and/or anticipated deficiencies will be reviewed and subject to local and MassHighway approval and could include: signalization at the Upland Road/Upland Woods Drive intersection; upgrading existing traffic signals at both Upland Road/Clapboardtree Street/Everett Street and the Everett Street/ Washington Street intersections; joining the Neponset Valley Transportation Management Organization; providing an on-site transportation coordinator to facilitate Transportation Demand Measures (TDM); working with Commuters, Inc. to provide a vanpool program for tenants; encouraging multi-shifts and flex-time for tenants to avoid peak hour congestion; and, providing all tenants with computer matching data to facilitate carpooling and vanpooling. In addition, the applicant is aware of traffic operational concerns to the south of the site at the Route 1A/Lower Washington Street/Prospect Street intersection. A traffic signal at the Site Drive/Route 1A intersection would have a positive impact at this intersection by periodically creating gaps in the southbound Route 1A traffic stream. The applicant remains willing to work with town to address the abutters concerns at this intersection.